

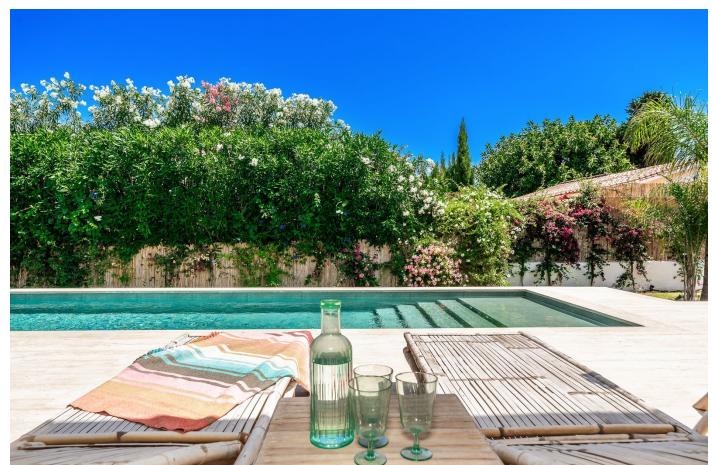


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## Villa for sale in Marbella

**2,950,000 €**

Reference: R5249869   Bedrooms: 5   Bathrooms: 5   Plot Size: 610m<sup>2</sup>   Build Size: 450m<sup>2</sup>   Terrace: 220m<sup>2</sup>





## Costa del Sol, Marbella (town)

Situated in the coveted San Pedro de Alcántara beachside area in Marbella, this newly built contemporary residence offers an exceptional blend of modern design, privacy, and coastal living. Its south-facing orientation ensures bright interiors throughout the year, while the neighbourhood provides immediate access to the promenade, restaurants, sports clubs, and the vibrant charm of San Pedro.

### Overview of the Home

5 Bedrooms | 5.5 Bathrooms | 450 m<sup>2</sup> Interior | 220 m<sup>2</sup> Terraces | 610 m<sup>2</sup> Plot

Spread across three levels, this modern home is designed to maximize natural light, comfort, and seamless indoor-outdoor living. High-quality finishes, spacious suites, and thoughtfully planned living spaces make it ideal for year-round enjoyment.

### Main Floor – Elegant Everyday Living

The main level serves as the heart of the home, offering 122 m<sup>2</sup> of bright, open-plan living complemented by 124 m<sup>2</sup> of generous terraces.

A contemporary open living and dining area designed for natural flow and comfort

Fully equipped premium kitchen with a separate pantry

Floor-to-ceiling sliding glass doors that open the entire space to the terrace and garden

Stylish guest bedroom with an adjacent bathroom

Elegant guest toilet

Direct access to the parking area

A sculptural staircase leading to the upper floor

This level is defined by light, spaciousness, and effortless connection to the outdoors.

### First Floor – Private Bedroom Suites

The first floor offers 90 m<sup>2</sup> of tranquil private living, featuring two beautifully appointed bedroom suites:

A main suite with a luxurious dressing area and a bathroom finished with refined materials

A second en-suite bedroom with spacious wardrobes

Both bedrooms open onto a stunning 77 m<sup>2</sup> terrace, accessed through expansive floor-to-ceiling glass doors



Abundant sunlight and serene open views create an atmosphere of quiet relaxation

This level is designed for comfort, privacy, and stylish indoor-outdoor living.

#### Garden Level – Versatile Living & Wellness Spaces

The garden level provides 239 m<sup>2</sup> of flexible living areas, perfect for entertainment, wellness, or multi-generational living.

Bright lounge and dining area connected to an open kitchen

Direct access to a charming patio that flows into the garden and pool area

A spacious suite with its own sitting area, dressing room, and elegant bathroom

A second en-suite bedroom with ample wardrobe space

A large open space ideal for a gym, spa area, cinema room, games room, or studio

This floor adapts effortlessly to personal lifestyle needs.

#### Outdoor Spaces – Sun, Privacy & Mediterranean Living

Designed for year-round enjoyment, the outdoor areas enhance the home's warm, modern atmosphere:

Landscaped Mediterranean garden with a private swimming pool

Multiple sun-drenched terraces ideal for dining, lounging, and entertaining

Fluid transition between indoor living areas and garden spaces

South-facing orientation for maximum light and warmth

The outdoor layout completes the home's contemporary architecture and offers a peaceful retreat just minutes from the sea.



## Features:

Features	Orientation	Climate Control
Covered Terrace	South	Air Conditioning
Near Transport		Pre Installed A/C
Private Terrace		Hot A/C
Storage Room		
Ensuite Bathroom		
Fitted Wardrobes		
WiFi		
Guest House		
Utility Room		
Fiber Optic		
Guest Apartment		
Games Room		
Views	Setting	Condition
Sea	Close To Golf	Excellent
Panoramic	Close To Shops	
Garden	Close To Schools	
	Close To Sea	
	Close To Town	
	Marina	
Pool	Utilities	
Private	Electricity	
	Drinkable Water	
	Photovoltaic solar panels	